

**PLANNING COMMISSION
IN-PERSON AND VIRTUAL MEETING AGENDA
Monday, March 7, 2022 at 7:00 pm**

IN-PERSON MEETING LOCATION: 3515 Broad St, Dexter, MI

VIRTUAL ZOOM MEETING LINK: <https://us06web.zoom.us/j/87601414840>

CALL IN BY PHONE: 888-788-0099 or 877-853-5247 **Meeting ID:** 876 0141 4840

I. Roll Call

Matt Kowalski, Chair
Alison Heatley
Karen Roberts

Thomas Phillips, Vice Chair
Chet Hill
Wa Hubbard, Ex-officio

Jim Carty
Kyle Marsh
Dustin Wise

Student Reps: Isabella Malek

Stuart Bovich

II. Action on Meeting Minutes from: Regular Minutes of February 7, 2022

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III. Approval of Agenda

IV. Public Hearing(s):

A. AP2021.22-09 PSP/SLU Mill Creek Brewery Special Use Review – Public hearing to consider a special land use request for property located at 8180 Main St. The applicant, Dexter Mill Holdings, LLC and the property owner, 76 Properties, LLC are proposing a 9,300-square foot restaurant, with an accessory nanobrewery, outdoor seating and bike rental and repair uses. The subject site is zoned VC Village Residential District. Bars/lounges/taverns and commercial outdoor recreation are special land uses in the VC District. Discussion and possible action following the public hearing.

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Rules of Procedure for Public Hearings and Business Items:

1. Chair introduces case.
2. Staff and consultant report and comments.
3. Applicant presentation. Maximum 20 minutes allowed. All visual material presented must be projected to allow simultaneous viewing by Commission and audience.
4. Chair opens public hearing and invites public to provide comments. All public commentators must state their name and address for the record. Chair reserves the right to limit individual commentators to 5 minutes, if necessary to ensure all commentators wishing to speak have an opportunity.
5. Applicant response opportunity. Maximum of 5 minutes allowed.
6. Planning Commission discussion and action.

V. Pre-Arranged Participation (*Comments shall be limited to 10 minutes*)- None

VI. Reports of Officers:

- A. Chairman Report
- B. Planning Commissioners and Council Ex officio Reports
- C. Committee Reports
- D. Community Development Office Reports – CDM (verbal)

VII. Citizen Wishing to Address the Commission (Non-Arranged Participation) - *Those wishing to address the Planning Commission must follow the instructions in the [City of Dexter Resident Zoom Meeting User Guide](#) and provide their name and address. Speakers under this section are limited to 5-minutes per speaker or 10-minutes for a representative of a bona fide group/organization. Participants may also type in questions or comments using the chat feature.*

VIII. Old Business

A. Zoning Ordinance Update: Review of Draft Zoning Ordinance Update

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B. CIP FY2022-2027 – Review & discussion of draft FY2022-27 CIP.

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IX. New Business - None

X. Proposed business for Monday, March 7, 2022:

- A.** CIP 2022-2027 – Public Hearing
- B.** Zoning Ordinance Update Review

XI. Citizens wishing to address the Commission

XII. Adjournment

Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) can contact the City Office at (734) 426-8303, at least 48-hours prior to the meeting.
City staff will be pleased to make the necessary arrangements.